



17 The Smithy, Devauden, Chepstow, Monmouthshire, NP16 6QA

£315,950



DIRECTIONS From our Chepstow office proceed to the Race Course roundabout, proceeding towards Tintern along the Wye Valley Road then into St Arvans., Take the turning on your left towards Devauden, continue along this road without deviation and upon entering the village of Devauden, take the second turning on your right, then immediately, left into The Smithy where you will find number 17 on your left hand side at the far end of the cul-de-sac.

SERVICES

All mains services are include mains water and drainage with oil central heating.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

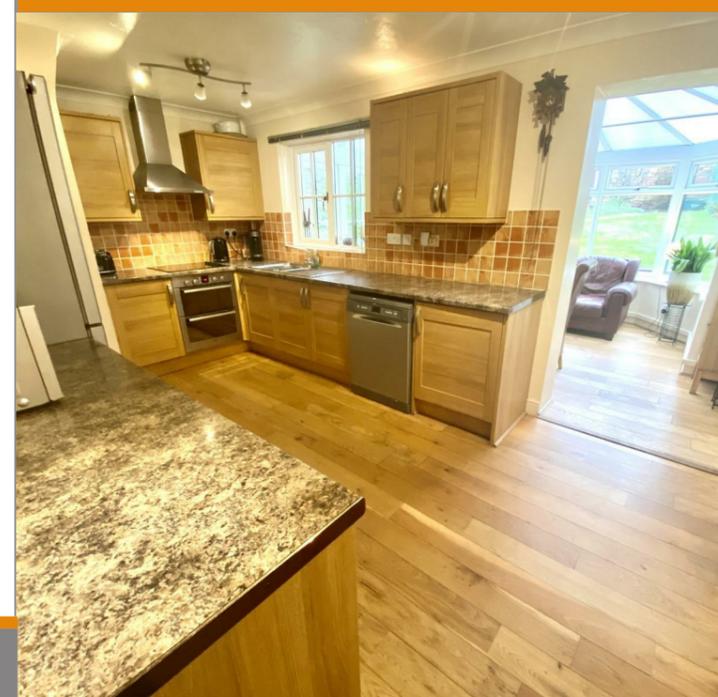
Disclaimer
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by us. Room sizes should not be relied upon for carpets and furnishings.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients, and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed the property has all necessary planning, building regulation or other consents and Moon & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Description

17 The Smithy comprises of a substantially improved, extended and updated end-link house located in this popular cul-de-sac within the sought after village of Devauden. The village itself is approximately 3,5 miles away from the historic town of Chepstow with excellent road access to the M48 motorway and is also near to the famous Wye Valley. The well extended accommodation is most worthy of viewing.

Accommodation

ENTRANCE HALL

With door to side elevation. Stairs off.

CLOAKROOM/WC

With low level WC and wash hand basin. Window to side elevation.

LIVING ROOM

16'7" x 11'9"

A spacious reception room with French doors to front elevation.

KITCHEN

16'5" x 9'5"

Tastefully appointed with a matching range of base and eye level storage units, with ample work surfacing over. Inset one and a half bowl sink unit. Fitted four ring ceramic hob with electric oven and extractor hood over. Useful understairs pantry. Tiled splash backs. Attractive flooring. Open plan leading to: -

CONSERVATORY

14'6" x 11'3"

A spacious and useful conservatory with French doors to side elevation and windows to rear garden.

FIRST FLOOR STAIRS & LANDING

With window to side elevation.

BEDROOM 2

13'6" x 11'1"

With window to front elevation.

EN-SUITE SHOWER ROOM

Appointed with step-in shower cubicle and wash hand basin.

BEDROOM 3

9'8" x 8'8"

With window to front elevation.

BEDROOM 4

7'6" x 6'3"

With window to front elevation.

BATHROOM

Appointed with a three piece suite comprising of a panelled bath, low level WC and wash hand basin. Tiled splash backs.

SECOND FLOOR STAIRS & LANDING

MAIN BEDROOM

16'6" x 10'10"

A super principal bedroom with window to rear elevation. Dressing area.

EN-SUITE SHOWER ROOM

With step-in shower cubicle, low level WC and wash hand basin. Velux roof light.

OUTSIDE

GARDENS

The property stands within its own private gardens with decked area to the front, otherwise laid to lawn. With pleasant and enclosed rear garden, giving access to the home office forming part of the original single car garage. The garage has been subdivided to create a very useful insulated home office, fitted with power and light ,with French doors to the garden.

CAR PARKING

Parking to the front of the garage.

